



City of Seattle

Gregory J. Nickels, Mayor

Department of Design, Construction and Land Use

D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR
OF THE DEPARTMENT OF DESIGN, CONSTRUCTION AND LAND USE**

Application Number: 2301916

Applicant Name: Joni Morishita for Mitsuko Morishita

Address of Proposal: 7102 46th Avenue South

SUMMARY OF PROPOSED ACTION

Master Use Permit to subdivide one parcel into two parcels of land. Proposed parcel sizes are: A) 5,517sq. ft. and B) 4,390 sq. ft. Existing structure to remain.

The following approval is required:

Short Subdivision - To subdivide one existing parcel into two parcels of land.
(Chapter 23.24, Seattle Municipal Code).

SEPA DETERMINATION: ☒ Exempt ☐ DNS ☐ MDNS ☐ EIS

☐ DNS with conditions

☐ DNS involving non-exempt grading or demolition or
involving another agency with jurisdiction

BACKGROUND DATA

Site Description

This 9,907 sq. ft. site is located on the southeast corner of South Myrtle Street and 46th Avenue South and is zoned Single Family 5000 (SF 5000). The site is located about two blocks west of Rainier Avenue South and five blocks east of Martin Luther King Jr. Way South. The lot is developed with a single family residence on the western portion of the site. The site is not located in a mapped or otherwise identified critical. Both streets are paved and improved with curbs and sidewalks.

Area Development

Development in the vicinity consists primarily of single family residences on lots of varying shapes and sizes. The heavy volume of traffic along Rainier Avenue South produces vehicle noise and airborne particulates in the vicinity.

Proposal

The proposal is to short subdivide one platted lot into two lots. Each lot would have the following lot areas: Parcel A) 5,517 sq. ft., and Parcel B) 4,390 sq. ft. Vehicular access to Parcel A could be from either 46th Avenue South or South Myrtle Street. Vehicular access to Parcel B would be from South Myrtle Street. The new lot line would result in two slightly L-shaped lots.

Comment

No comment letters were received during the comment period which ended May 28, 2003.

ANALYSIS - SHORT SUBDIVISION

Pursuant to SMC 23.24.040, no short plat shall be approved unless all of the following facts and conditions are found to exist:

1. Conformance to the applicable Land Use Code provisions;
2. Adequacy of access for vehicles, utilities, and fire protection, as provided in Section 23.53.005;
3. Adequacy of drainage, water supply, and sanitary sewage disposal;
4. Whether the public use and interests are served by permitting the proposed division of land;
5. Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions, in environmentally critical areas;
6. Is designed to maximize the retention of existing trees;
7. Conformance to the provisions of Section 23.24.045, Unit lot subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouses, cottage housing, clustered housing, or single-family housing.

Based on information provided by the applicant, referral comments from the Access and Drainage Section, Water, and Fire Departments, Seattle City Light, and review by the Land Use Planner, the following findings are made with respect to the above-cited criteria:

1. The proposed parcels would meet minimum lot size requirements with Parcel A having more than the minimum required 5,000 square feet per lot, and Parcel B meeting lot area exception 23.44.010B3 of the Land Use Code. Provided minor adjustments to either the existing house of the proposed lot line are made prior to plat recording, both parcels would provide adequate buildable lot area to meet applicable setbacks, lot coverage requirements, and other Land Use Code development standards.
2. Parcel A would have street frontage on both 46th Avenue South and South Myrtle Street and could obtain vehicular access from either street. Parcel B would have vehicular access off of South Myrtle Street. Both streets in front of the site are paved with curbs and sidewalks. The Fire Department has indicated that the proposal will allow adequate emergency vehicle access to all parcels. City Light indicated that the proposed parcels will have adequate access to electrical utilities.

3. Drainage, water supply and sanitary sewage disposal issues are as follows:

This short plat application does not impact any existing sidesewers or public sewer systems. Both of the proposed parcels will have access to the City sewer infrastructure. Plan review requirements will be made at the time of the building permit application in accordance with any applicable stormwater ordinances in effect at that time.

There is an existing standard 8 inch water main in South Myrtle Street.

4. The purpose of the Single Family 5000 zone is to preserve and maintain the physical character of the single family residential areas in a way that encourages rehabilitation and provides housing opportunities throughout the City for all residents. This short plat will sensitively increase the scale and intensity of development in the neighborhood while also attempting to minimize the impacts on existing character. The proposed short subdivision will meet all minimum Land Use Code provisions and will have adequate access for vehicles, utilities and fire protection, as well as adequate drainage, water supply and sanitary sewage disposal. Therefore, the public use and interests are served by permitting the proposed subdivision of land while also maintaining the character of the neighborhood.
5. The proposed subdivision is not located in a mapped or otherwise identified environmentally critical area so the subdivision is not subject to the provisions of the Critical Areas Ordinance.
6. There is a 26 inch diameter Cedar tree on proposed Parcel A which will be retained. There is a 14 inch diameter Spruce tree located in the center of proposed Parcel B in the buildable portion of the lot which may need to be removed. There is no other lot configuration that would be practical which would better maximize the retention of the Spruce tree on Parcel B.
7. A unit lot subdivision is not proposed so the criterion relating to unit lot subdivisions is not applicable to this short plat.

DECISION - SHORT SUBDIVISION

The proposed short plat is **CONDITIONALLY GRANTED.**

CONDITIONS - SHORT SUBDIVISION

Conditions of Approval Prior to Recording

The owner(s) and/or responsible party(s) shall:

1. Submit the recording fee and final recording forms for approval. See changes suggested by the land use technician and reconcile the changes to the technician's satisfaction.
2. Add the conditions of approval after recording on the face of the plat or on a separate page. If the conditions are on a separate page, insert on the plat "For conditions of approval after recording see page ____ of ____ ". If necessary, renumber the pages.
3. Have final recording documents prepared by or under the supervision of a Washington state licensed land surveyor. Each lot, parcel, or tract created by the short subdivision shall be surveyed in accordance with appropriate State statutes. The property corners set shall be identified on the plat and encroachments such as side yard easements, fences or structures shall be shown. Lot areas shall be shown on the plat. All existing structures, principal and accessory, shall be shown on the face of the plat, and their distances to the proposed property lines dimensioned.
4. Adjust either the proposed lot line or modify the existing structure to satisfy Land Use Code Development Standards.

Conditions of Approval Upon Application for Construction Permits

5. The owner(s) and/or responsible party(s) shall attach a copy of the recorded short plat to the construction permit plans.

Signature: (signature on file) Date: August 14, 2003
Malli Anderson
Land Use Planner
Land Use Services